

## **Code Citations from the Real Estate Sign Brochure**

### **CMC 18.55.040 (60) and (61) Definitions**

(60) "Real estate off-site sign" means a portable or temporary sign announcing the proposed sale of property other than the property upon which the sign is located and providing directions to the property for sale.

(61) "Real estate on-site sign" means a sign placed on the property to which it applies and announcing the sale or rental of the property.

### **CMC 18.55.050(3)(b)(xxiv) Permits**

(3) Permit and Registration Exceptions.

(b) Exempt Signs. The following signs, modification to signs, or displays are exempt from the regulations of this chapter. Except for government signs, sight distance requirements must be complied with. No sign shall be placed in the public right-of-way, except as otherwise allowed in this chapter.

(xxiv) Real estate signs.

(A) Off-Site. The number of off-site real estate signs shall be limited to six per property per agent; provided, however, there shall be a minimal separation of 200 lineal feet between such signs, except that an agent or sellers open house signs may be placed closer than 200 lineal feet where doing so is necessary to indicate that a turn and change in the direction of vehicular travel is required for a potential buyer to continue proceeding towards the home that is offered for sale. The area of such signs shall be no greater than six square feet per sign face. All off-site real estate signs must be removed each day at the conclusion of the open house or other sales event and are permitted only between sunrise and sunset when the seller or the agent are in attendance at the property.

No off-site real estate sign may be placed on, or attached to, any government sign, traffic control device or sign, tree, shrub, or utility pole. No off-site real estate sign may be placed in the public right-of-way in any manner that restricts or obstructs vehicular, pedestrian, wheel chair or bicycle travel, nor in any manner that blocks driveways, ramps or curb cuts, and no sign may be placed in the right-of-way on any median or in any manner that interferes with sight distances.

(B) On-Site. The number of on-site real estate signs shall be limited to one per agent per street frontage or public entrance if no street frontage exists. For dwelling units, the area

of the sign shall be no greater than six square feet per sign face. For other uses and developments, the size shall not exceed 32 square feet per sign face. All on-site real estate signs must be removed when the sale closes, or in the case of a rental or lease, when the tenant takes possession.

### **CMC 18.55.060 (15) and (16) Prohibited Signs**

Prohibited signs may be subject to removal by the City pursuant to CMC [18.55.140](#). Such removal would be at the owner's or user's expense. The following signs or displays are prohibited in all zones within the City:

(15) Real estate signs providing information other than the name of the development and that the subject property is for sale, lease or rent. Such signs include such things as features or amenities of the property (including, but not limited to, indoor pool, Jacuzzi tubs, fireplaces, skylights, covered parking, free cable, laundromat services, community centers, etc.).

(16) Any sign in a public right-of-way except governmental signs, service organization signs, political signs, off-site real estate signs, and signs on bus benches, in accord with Chapter [12.45](#) CMC. No signs shall be posted on medians, roundabouts, utility poles, lampposts, traffic signs and signals, or public structures.

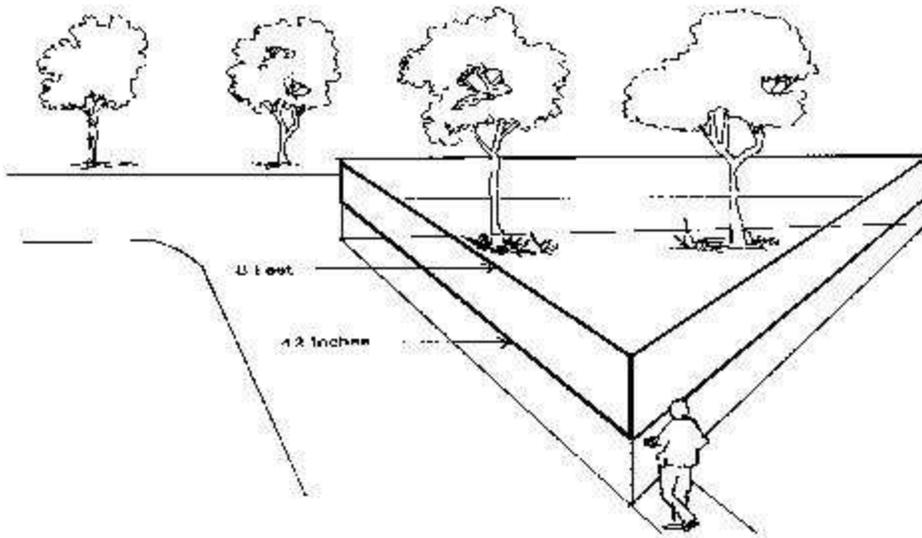
### **RCW 47.42.080(5) Public nuisance — Abatement — Penalty.**

(5) Any sign erected or maintained on state highway right-of-way contrary to this chapter or rules adopted under it is a public nuisance, and the department is authorized to remove any such sign without notice.

### **CMC 18.30.240 Sight Distance Requirements**

Except for utility poles and traffic control signs, the following sight distance provisions shall apply to all intersections and site access points:

(1) A sight distance triangle area as determined by subsection (2) of this section shall contain no fence, berm, vegetation, on-site vehicle parking area, signs or other physical obstruction between 42 inches and eight feet above the existing street grade;



Note: The area of a sight distance triangle between 42 inches and eight feet above the existing street grade shall remain open.

(2) The sight distance triangle at:

(a) A street intersection shall be determined by measuring 15 feet along both street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the endpoints of the first two sides of the triangle; or

(b) A site access point shall be determined by measuring 15 feet along the street lines and 15 feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the endpoints of the first two sides of each triangle; and

(3) The Director may require modification or removal of structures or landscaping located in required street setbacks, if:

(a) Such improvements prevent adequate sight distance to drivers entering or leaving a driveway; and

(b) No reasonable driveway relocation alternative for an adjoining lot is feasible. (Ord. 42-02 § 2 (21A.12.210))